

## Attachment 4

9/12/2016

Fw: Adelaide Vacation Rental Ordinance Draft - Zarina Hackney

# Fw: Adelaide Vacation Rental Ordinance Draft

Airlin Singewald

Tue 9/6/2016 4:44 PM

To: Zarina Hackney <zhackney@co.slo.ca.us>;

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**From:** Amanda Beazley <a-perfect-day@hotmail.com>  
**Sent:** Thursday, August 11, 2016 12:04 PM  
**To:** Airlin Singewald  
**Subject:** Adelaide Vacation Rental Ordinance Draft

Dear Planning Commission-

After reading the Adelaide Vacation Rental Ordinance draft I feel compelled to respond and offer my strong objections to this proposed legislation.

When considering any restrictions on citizens' freedoms and their property rights, one would expect the first order of business would be to show that there was a demonstrated and defined issue that would support governmental interference.

As to purpose, the ordinance states there are potential issues such as limited infrastructure, narrow roadways, challenged fire services etc.. Yes, that is true, yet similar and even identical statements can be made throughout the county and indeed even throughout the country, yet this proposal confines itself to the Adelaide area. Why?

It doesn't take a rocket scientist to know that this ordinance confines itself to vacation rentals when it is obvious that wineries have far more impact on the issues mentioned than vacation rentals. Indeed wineries and vineyards have a major impact on our environment – like water and ancient oak grove annihilation. Why are they specifically excluded from being included in this draft which allegedly is concerned with "limited infrastructure, narrow roadways, challenged fire service and topography that magnifies noise and light issues?"

Before impinging on citizen rights, one would think the first step would be to demonstrate that there is actually a problem that needs amelioration. What studies have been done in each of the areas noted in the first draft? What evidence is found that indicates that setting such severe restrictions on vacation rentals would actually resolve any uncovered issues? What evidence is there that vacation rentals have any impact on those concerns that are mentioned under Purpose?

Besides privacy rights, besides the likelihood that adopting this ordinance would have little positive effect, it would certainly have significant negative effects on peoples incomes, business incomes, on tax revenue and being a favored tourist destination. If there are significant issues let's identify them and determine the appropriate means of resolving them.

I am aware that there is a vocal opposition in the Adelaide area to vacation rentals. I have heard them and even tried discussing the issues with them but the county needs to determine what is in the best interests of the county and its diverse citizenry and not just a loud elitist group.

As an active member of the Wedding Industry in Paso Robles I can personally attest that on average, each wedding in Paso brings upwards of \$55,000 to the entire North County economy. Their financial impact reaches further than just self employed small wedding business owners such as myself (who are home owning, registered citizens of this fabulous community trying to make a living and raise a family) but to almost every facet of our economy, grocery stores, hotels, gas stations, restaurants, etc., etc. It would be a serious mistake to limit this opportunity we are so fortunate to have in this area. It saddens my heart that it is being considered. I hope and pray the

<https://outlook.office365.com/owa/?viewmodel=ReadMessageItem&ItemID=AAMkADQ4MGlyNTg5LTZhMjYtNGEwMi05NDRiLWNjYTdkZGVjMDkzMwBGA...> 1/2

9/12/2016

Fw: Adelaide Vacation Rental Ordinance Draft - Zarina Hackney

right decision is made.

Thank you for your consideration,  
Amanda Beazley  
A Perfect Day  
Wedding and Event Design  
805.286.8917  
[www.aperfectdayevent.com](http://www.aperfectdayevent.com)

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[www.aperfectdayevent.com](http://www.aperfectdayevent.com)

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Sent from my iPhone

# Fw: draft Adelaida Vacation Rental Ordinance

Airlin Singewald

Tue 9/6/2016 4:57 PM

To: Zarina Hackney <zhackney@co.slo.ca.us>;

Importance: High

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**From:** Airlin Singewald  
**Sent:** Friday, September 2, 2016 8:21 AM  
**To:** Miwon Yi  
**Cc:** Zarina Hackney  
**Subject:** Re: draft Adelaida Vacation Rental Ordinance

Hi Miwon,

Thank you for your thoughtful comments on the draft ordinance. We will take these comments into consideration when drafting the public hearing draft.

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**From:** Miwon Yi <miwonyi@me.com>  
**Sent:** Wednesday, August 31, 2016 10:49:05 PM  
**To:** Airlin Singewald  
**Cc:** Zarina Hackney  
**Subject:** draft Adelaida Vacation Rental Ordinance

Hello Airlin and Zarina,

I am the owner of a vacation rental ("illumination ridge") in Paso in the region subject to the draft ordinance. I previously have communicated with Zarina. I have been traveling for well over a month and just returned to town. I have now reviewed your draft in detail and would like to provide my input.

Initially, I appreciate your efforts to bring order and certainty to the event planning/vacation rental market. We are first and foremost the property owners of a beautiful home in Paso that my husband and I look forward to retiring in. We love our property, have become good friends with our neighbors, and want to maintain the rustic beauty of our region. We do NOT promote or condone large scale events to take place in vacation home. Indeed, I am probably your ideal vacation home owner. In the last 2 years since we started our vacation rental, we have complied with all applicable laws, have never hosted any big events, only rented our property to families and small groups of 8 or less, generated enormous good publicity and good will on behalf of Paso with travelers from around the world, and paid to the County well over **\$18,000.00** in transient occupancy taxes alone.

I have no issues with most of the provisions provided in the draft ordinance.

There are two provisions, however, that I would like to address.

Section 22.30.510 limits rentals to “four individual tenancies/occupancies” per calendar month. I’d like to request that this number be changed to the more reasonable number of 6. We have been regularly booking our property on every weekend as well as the occasional week days all year, averaging 6-7 occupancies per month. We also have a 2 or 3 day minimum requirement, so that we don’t have guests moving in and out of the property on a daily or disruptive basis. Most guests stay for 3 day weekends, some book just for the weekdays. This level of occupancy truly does NOT create any additional issues for the neighborhood. It is simply just 2 more occupancies per month. What we have been able to do, however, is generate jobs and income for Paso! We have a house manager/cleaner whose income will be substantially cut if we must cut back on the number of occupancies permitted as she is paid per occupancy. We also have a handyman whom we regularly call to maintain our property. We have generated enormous amount of jobs for a local private chef who regularly caters private small dinners for our sophisticated travelers. We also refer all of our guests to numerous wineries, restaurants and olive oil ranches. Our guests are such regular visitors and purchasers of Paso wine, olive oils and food, that I regularly receive thank you notes from various winemakers and olive oil ranchers. And, of course, we collect all the required TOT per occupancy, which has generated over \$18,000 worth of tax payments to the County.

Section 22.30.510.b.ii does not permit a second vacation rental within a 1,500 foot radius of the property line of another vacation home. This provision, I’m sure is designed to prevent a whole cluster of homes on a block being turned into vacation rentals. In fact, when I initially spoke with your office about this provision, I was advised that this provision is based on the ordinances of beach communities like Cambria where clusters of homes right next to each other have been turned into vacation rentals, thus creating enormous noise and traffic for the neighbors. We support the spirit of this provision. However, unlike the beach communities, the Adelaida region contains numerous properties that sit on large parcels with multiple acres. It may be that two vacation rentals are literally miles away from each other due to the size of their lots, yet because the distance is measured between “property lines” rather than the homes themselves, they would be in violation of this ordinance. So, we suggest and request that this provision be revised to limit the 1,500 foot radius between homes themselves rather than simply the property lines.

Thank you for inviting our input! We have been most impressed by how this County operates - with mutual respect for the home owners and the government staff. Please do not hesitate to contact me for any additional information or questions. Would you kindly confirm receipt of this e-mail with a return e-mail.

Thank you,

Miwon Halt  
310-686-9323

# Fw: Hess- comments on the draft ordinance amendments

Airlin Singewald

Tue 9/6/2016 4:45 PM

To: Zarina Hackney <zhackney@co.slo.ca.us>;

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**From:** \*\*\*Robert Hess\*\*\* <robert.hess@charter.net>

**Sent:** Friday, August 5, 2016 12:24 AM

**To:** Airlin Singewald

**Subject:** Re: Hess- comments on the draft ordinance amendments

Dear Mr. Airlin M. Singewald,

New draft looks great. I would like to see section 22.30.510 Residential Vacation Rentals revised. While the new ordinances are applied such as a local contact person, violation penalties, noise and parking restrictions there should be no limit on Individual tenancies/occupancies per calendar month. Under this new draft, Vacation Rental owners will be more cognitive of the quality of guests they invite to stay or face penalties and possible license revocation. County should allow for a learning curve under the new laws and not restrict business. County could always change section 22.30.510 in the future but for the time being the county should let the owners prove to their neighbors and the county, that they are capable of doing good business.

Regards

Robert Hess

# Fw: Public Review Draft Adelaida/Willow Creek Vacation Rental Ordinance

Airlin Singewald

Tue 9/6/2016 4:59 PM

To: Zarina Hackney <zhackney@co.slo.ca.us>;

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**From:** Richard Harvey <richard@infinitefunctions.com>

**Sent:** Tuesday, August 30, 2016 10:13 PM

**To:** Vicki Shelby; Airlin Singewald

**Subject:** Public Review Draft Adelaida/Willow Creek Vacation Rental Ordinance

Dear Supervisor Mecham and Planner Singewald,

I am greatly in favor of the proposed Adelaida/Willow Creek Vacation Rental Ordinance. I would like to point out why I specifically support Item ii Location (over saturation or density):

- It prevents the replacement of neighbors by out of town owners that do not have a stake in the community. The result would be with lack of concern for neighborhood issues like: fire, criminal activities, environmental concerns including illegal trash burning, groundwater, traffic hazards, etc.
- It prevents the merging of unauthorized events from visitor get-togethers that are renting neighboring properties.
- It prevents excessive traffic from renters and their guests concentrated on same small roads.

Richard Harvey  
Paso Robles

# Fw: VRBO Ordinance

Airlin Singewald

Tue 9/6/2016 4:43 PM

To: Zarina Hackney <zhackney@co.slo.ca.us>;

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**From:** karifreitasfield <karifreitasfield@gmail.com>

**Sent:** Wednesday, August 17, 2016 6:10 PM

**To:** Airlin Singewald

**Subject:** VRBO Ordinance

After reviewing the proposed vacation rental ordinance, I feel it is import to state my strong opposition.

I would like to see the evidence and studies to show that vacation rentals have such a huge impact on the Adelaida area. I would be shocked to see if vrbos have much of an impact at all. How many vacation rentals are even located in the Adelaida area? It is my understanding that wineries have a far more impact on traffic, noise, driving under the influence, water and fire threats than vacation rentals. Wineries have grown ten fold since I was a child, putting a huge strain on our environment and resources. They take, take, take especially water from nearby properties. If any restrictions were to placed, they should be placed on wineries.

From what I have seen and heard, it is a small group of people who have moved to our area from large cities and have made it their mission to make the area an unfeasible for locals to continue to live.

Implementing these new ordinances would have a major impact on the local people who are just trying to continue to afford to live in this beautiful area which we love. Not only will it have a negative recourse to locals but also the economy.

I feel it would not be just to pass the new ordinance without first researching the so-called issues and taking time to really see the drastic impact this could have on our county. I am open to some sort of compromise. Possibly having a certain number of private parties a year, limiting the guest capacity and noise ordinance. These are changes that I feel would be a good middle ground for both sides. Don't take away our rights as property owners.

~From a local born and raised in Adelaida area.

Sent from my Verizon Wireless 4G LTE smartphone

# Public Review Draft Adelaida/Willow Creek Vacation Rental Ordinance

kathy stone <kathyg51@hotmail.com>

Thu 8/25/2016 3:04 PM

To: Airlin Singewald <asingewald@co.slo.ca.us>; Zarina Hackney <zhackney@co.slo.ca.us>;

Dear Airlin and Zarina,

I commend the Department of Planning and Building for drafting a comprehensive Vacation Rental Ordinance for the Adelaida/Willow Creek area. I see no problem with any of the sections except 22.30.510 (b) (iii) Temporary Events. I do not think that events should be allowed at vacation rentals because they are designed for transient occupancy and do not have the infrastructure in place for events. The lack of onsite supervision makes monitoring and controlling such events difficult.

Section i Purpose states very well the reasons for a VR Ordinance, and those are also good reasons for not having events at vacation rentals. As a resident of the Willow Creek area, I greatly appreciate your efforts on this project.

Sincerely,  
Kathy Stone

Sent from my Samsung Galaxy Tab®|PRO



# Re: Adelaida VR ordinance

Zarina Hackney

Tue 8/30/2016 5:29 PM

To: Kurt Burkhardt <kurtfburkhardt@gmail.com>; Airlin Singewald <asingewald@co.slo.ca.us>;

Cc: Karen Nall <knall@co.slo.ca.us>;

Hello Diane,

I will be out of the office starting tomorrow 8/31/2016 and returning on Tuesday 9/6/2016. I will be able to help with your question upon my return.

Warmly,

Zarina Hackney ~ Planner

(805) 781-5029

San Luis Obispo County

Information & Situs Addressing



<http://www.sloplanning.org/PermitView/TextSearch>

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**From:** Kurt Burkhardt <kurtfburkhardt@gmail.com>

**Sent:** Tuesday, August 30, 2016 11:51 AM

**To:** Airlin Singewald

**Cc:** Zarina Hackney; Karen Nall

**Subject:** Adelaida VR ordinance

Hello Airlin, thank you for the work you and your team have put into the ordinance. I think overall it is good governance. I am especially appreciative of the saturation limits in section ii. and the maximum occupancy in v. The saturation restrictions are needed to protect the availability of long term rentals. We all benefit when there is workforce housing and local schools benefit as those families are likely to have school age children. In addition, saturation limits mitigate the vacation rental impacts on a neighborhood. A neighborhood is jeopardized and ceases to be a source of support to its members, especially its elderly, when every home is a vacation rental.

The section that I believe needs to be addressed is section iii. Vacation rentals are homes for people to vacation in are not intended as temporary event venues. Ideally they should be banned, as they are in other comparable counties. Short of that, the requirement for holding an event must be tightened up. You now offer 18 months to even request a MUP, and have said that it can take another six months or longer to process it. That allows someone to hold and continue to solicit unpermitted events for over two years at a location that might be unsuitable and unsafe.

I propose the following: Owners shall request the required permits within three months. Unpermitted events can be held for up to a year after the effective date if the following conditions are met: 1) a signed and dated original of an event contract is submitted to the Planning and Building Department dated before the effective date of this ordinance. 2) Adjacent neighbors shall be notified in writing of the date and time of the event 14 days prior to the event. 3) owners shall contract with CalFire to be present if significant health, fire and safety codes are not met.

9/12/2016

Re: Adelaida VR ordinance - Zarina Hackney

There is precedent for the above and it should not cause undue burden to responsible operators.

Thank you Airlin. Best, Diane

Sent from my iPad

# Re: proposed restrictions on north county events SL

Airlin Singewald

Fri 9/2/2016 8:24 AM

To: Allyson Magda Photography <allyson@allysonmagda.com>; hackney@co.slo.ca.us <hackney@co.slo.ca.us>; Zarina Hackney <zhackney@co.slo.ca.us>;

Hi Allyson,

Thank you for your comments. The Planning Commission hearing is scheduled for October 13, 2016.

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**From:** Allyson Magda Photography <allyson@allysonmagda.com>

**Sent:** Wednesday, August 31, 2016 2:56:00 PM

**To:** hackney@co.slo.ca.us; Zarina Hackney; Airlin Singewald

**Subject:** proposed restrictions on north county events SL

To Whom it May Concern;

I'm writing in regarding the events ordinance in North SLO County. I would simply like to urge you to consider the overall impact a vote of closing or severely limiting these facilities would have on our local economy. Weddings and other events bring in millions per year in revenue to restaurants, wineries, professionals like myself, and not to mention the hotels!

In my 17 years of shooting weddings I've traveled all over the world photographing, every time I return to SLO County I tell myself, "this is it!!!"

Our county is special, and offers SO much to couples coming here to get married. Please consider this time of change as a time of **opportunity**, to make it **better**, and **make it work**, for our community and for these couples.

By uniting we conquer, by dividing, we all loose.

All my best,  
Allyson

**Allyson Magda Photography**

**805.459.2704**

[allysonmagda.com](http://allysonmagda.com)

As featured in.... People Magazine Cover, Forbes, Destinations I DO Cover, The Knot, Pacific Weddings Magazine, NY & LA Times, Good Morning America, The Today Show, Destination Wedding & Honeymoon, Brides Magazine, Studio Photography & Design, Vera Wang Unveiled, Grace Ormonde's Wedding Style, Signature Weddings Asia, World's Best Wedding Photographers, Style Me Pretty and many many more....

.....  
IG: [@allymagdaphoto](https://www.instagram.com/allymagdaphoto)

What I've been up to: [Facebook Fanpage](#)

# Re: Public Review Draft Adelaide/Willow Creek Vacation Rental Ordinance

krlindbery@aol.com

Tue 8/30/2016 11:01 PM

To: Zarina Hackney <zhackney@co.slo.ca.us>;

Importance: High

Hello Zarina,

Thank you for offering us the opportunity to review and provide input to the ordinance County Staff has drafted for vacation rentals in the Adelaide Area. Overall, the ordinance is well written and covers areas of greatest concern. Along with my suggestions for minor changes, I would like to reinforce a couple points in the hope this will add strength to these areas of the ordinance as it progresses through County review.

First, location, as it relates to density of vacation rentals, is very important to maintain. Neighborhoods, which we are - although infiltrated with commercial venues - need to be allowed to remain as neighborhoods, and not be overloaded with transient occupancy. Neighbors here may not live as close together as those in town, and we may live on agricultural land, but we are close in other ways, such as helping out one another with our properties, sharing what we grow and process with each other, having neighborhood gatherings, sharing our land with those who hike, horseback ride, walk their dogs, etc... These things make our neighborhoods as special to us out here, as those to people who live closer together. While it may not seem like vacation rentals here would need to be spaced as far as 1,500 feet at a minimum, due to the large parcel sizes, that is not unreasonable and I urge the County to maintain this.

A saturation limit is also important to allow character and diversity to our area. While I understand people want to make money with a vacation rental on their property, and people who visit enjoy staying here for the same reasons we love living here, if our entire area were made up of vacation rentals and commercial venues, a large part of what makes us special, would be lost.

The Adelaide Area needs planning which provides balance and maintains the character of what has become so desirable here.

Most importantly, density needs to be limited because the vacation rentals are displacing work force housing. While the County on one hand appears to struggle with meeting affordable housing needs, on the other hand they have allowed vacation rentals which have displaced workforce housing in the Adelaide and caused these people to move either further away from their work on the ranches, farms and vineyards, or further away period to seek more affordable housing. Again, this causes a lack of diversity and balance in our neighborhoods, where properties now are being turned into purely commercial ventures, with absentee owners, and the increased workforce required to serve these venues, as well as the people who now stay at the many vacation rentals, must seek housing elsewhere and drive further to and from work everyday, creating more traffic on our narrow farm to market roads. I can provide examples of numerous residences here which were previously workforce rentals, and now are vacation rentals.

Next, I would like to recommend the amount of time for an existing vacation rental, holding events, to apply for land use permits be limited to 3 months, and not 18 months. There are event venues here now, operating entirely on the opportunity to do so under a vacation rental business license, and who regularly hold weddings and other events. The disparity between the businesses who have gone through a MUP or CUP in order to be a commercial operation on agricultural land, and have paid fees and provided expensive studies and plans to justify their request - far exceeding the cost of a \$73 business license - should not be allowed to continue for an additional 18 months before EVEN requesting a land use permit. In addition to the safety hazards these vacation rental event centers pose, due to lack of any inspection or County oversight in establishment of their facilities and their locations, they create nuisances to the neighbors which are difficult for the County to rectify and resolve.

Please modify the current allowance of 18 months to 3 months from the effective date of the ordinance for requesting the required land use permits. At the same time, in this ordinance, the County is requiring existing vacation rentals to request a Zoning Clearance, Business License, and Transient Occupancy Tax registration within 120 days of the effective date (of the ordinance?). I don't see why requesting permits for use of the land for temporary events should be over four times longer.

Last, although I understand why the County now needs to address temporary events at a vacation rental, because they have been allowed with no ordinance in place, the use of land for a vacation rental, and the use of land for a temporary event venue are two separate land uses, which should never have been allowed to be combined. One is strictly a home stay, with the intention that it should function similarly to a regular residence, except the occupants are transient. The other, is an entirely separate and different use of the land, which has nothing to do with transient occupancy, only transient partiers. An event venue hosts a large number of people, often has amplified music, causes noise and disruption to the surrounding neighbors, creates heavy traffic with drunk drivers late at night on narrow winding roads, and can be a liability to the partiers, as well as safety of existing residents and emergency response in our area. I urge the County to eliminate the connection of vacation rentals and temporary events all together.

Thank you for considering my comments and requests.

Respectfully,

Kim R. Lindbery

-----Original Message-----

From: Zarina Hackney <zhackney@co.slo.ca.us>

Sent: Fri, Jul 29, 2016 4:11 pm

Subject: Public Review Draft Adelaida/Willow Creek Vacation Rental Ordinance

Dear Interested Party,

The Department of Planning and Building is seeking public input on the attached **Public Review Draft Adelaida/Willow Creek Vacation Rental Ordinance**. You are receiving this email because you have indicated that you would like to be contacted regarding any new rules affecting vacation rentals in San Luis Obispo County or because you are an individual or agency representative who frequently interacts with the Department of Planning and Building. This email list also includes individuals who attended the City of Paso Robles' workshop on vacation rentals. It is important to point out that this draft ordinance would only apply to the **Adelaida/Willow Creek unincorporated areas** of the county and would not apply within the city-limits of Paso Robles or any other part of the county.

The ordinance is scheduled for a Planning Commission hearing on October 13, 2016. **Comments are due on August 31, 2016**. Late comments will be forwarded to the Planning Commission, but will not be responded to in the staff report or considered in the public hearing draft of the ordinance.

Sincerely,

Zarina Hackney ~ Planner

(805) 781-5029

San Luis Obispo County

August 30, 2016

Department of Planning and Building  
San Luis Obispo County Government Center  
San Luis Obispo, CA 93408

Attention Airlin M. Singewald [asingewald@co.slo.ca.us](mailto:asingewald@co.slo.ca.us)

Re: Public Review Draft Adelaida/Willow Creek Rental Ordinance

Dear Mr. Singewald,

Please accept this letter in response to the public review process of the above referenced vacation rental ordinance.

This draft of the Vacation Rental ordinance allows a process in which the owner may obtain a permit to hold events at a vacation rental. Vacation rentals should remain as what the name implies, a residence that provides lodging to transient occupants. An event venue is an entirely different scenario which holds a **seriously larger impact** on communities and neighborhoods.

There are already an over saturation of event venues with almost every winery holding some type of permit which enables them to have at least have industry events and leading up to major 250 people events several times a year. In the beginning this was to promote their agricultural product but now has shifted, for some, to being the actual revenue source of the winery.

The infrastructure of our area cannot support the volume of traffic, disruptive noise, light pollution and the fire risk. The County should be the good steward of our environment, protecting the natural beauty that brings the tourist here to begin with.

**The driving force behind this ordinance was the event impact on our area; this is what the folks were upset about. This draft ordinance continues to allow the very thing that we protested albeit through another process.**

Thank you for your time and diligent work on creating this ordinance. I ask you to continue to listen to the people.

Sincerely,

Cheryl Wieczorek





COALITION PARTNERS:

Bike SLO County  
Boys and Girls Club – South County  
Cal Poly State University  
Art and Design Department  
Center for Sustainability  
Food Science & Nutrition Department  
Kinesiology Department  
STRIDE  
CenCal Health  
City of San Luis Obispo Parks and Recreation  
Community Action Partnership of SLO  
Community Foundation of San Luis Obispo County  
Dairy Council of California  
Diringer & Associates  
First 5 San Luis Obispo County  
Food Bank Coalition of SLO County  
French Hospital Medical Center  
Lucia Mar Unified School District  
One Cool Earth  
Rideshare – Safe Routes to School  
San Luis Sports Therapy  
SLO Council of Governments  
SLO County Departments:  
Board of Supervisors  
Health Commission  
Planning and Building  
Public Health  
SLO County Office of Education  
The Community Foundation SLO County  
UC Cooperative Extension  
YMCA of SLO County

August 11, 2016

TO: San Luis Obispo County Department of Planning and Building

FROM: HEAL-SLO - Healthy Communities Work Group

RE: Adelaida Vacation Rental Ordinance  
Public Review Draft

The Healthy Communities Work Group has reviewed the proposed Adelaida Vacation Rental Ordinance. We understand that the primary motivation for this ordinance is to institute rental standards that address unique neighborhood compatibility and community character issues.

We support this ordinance as it addresses potential negative health impacts associated with unregulated vacation rentals in residential neighborhoods. Health impacts of unregulated residential vacation rentals include increased noise and light, increased traffic, density issues, and changes to the character of residential neighborhoods (“sense of community”).

On the issue of increase traffic, Ferdinand et al. studied the relationship between the built environment and physical activity. Their research suggests that increases in traffic have a negative impact on physical activity levels, which has been associated with increased obesity rates (American Journal of Public Health, October 2012).

Thank you for the opportunity to review this ordinance.

cc: San Luis Obispo County Health Commission

Alva O. Ferdinand, Bisakha Sen, Saurabh Rahurkar, Sally Engler, and Nir Menachemi. The Relationship Between Built Environments and Physical Activity: A Systematic Review. American Journal of Public Health: October 2012, Vol. 102, No. 10, pp. e7-e13.

*HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community’s perspective on proposed land development projects, ordinance and general plan amendments, and special projects.*





Department of Planning and Building  
San Luis Obispo County Government Center  
San Luis Obispo, CA 93408.

Sent Via Email: Airlin M. Singewald [asingewald@co.slo.ca.us](mailto:asingewald@co.slo.ca.us)

August 29, 2016

Re: Adelaida/Willow Creek Vacation Rental Ordinance

Dear Mr. Singewald,

North County Watch submits these comments on Draft Adelaida/Willow Creek Vacation Rental Ordinance.

We support the comments submitted by the Sierra Club. We make the request that:

1. The Ordinance should delete the process for allowing for permitting events in vacation rentals. All of the area affected by the proposed ordinance is unsuitable for the growth of event venues. The infrastructure, narrow mountain roadways, limitations on fire service, high fire potential, and insufficient sheriff personnel pose significant dangers to the health and safety of residents and visitors if vacation rentals become events venues. [Section 22.30.510(b)(iii) **Temporary Events**; Section 22.30.510(b)(i) **Purpose**]
2. The Ordinance should include language that specifically bans events at vacation rental sites.
3. Levels of overnight and guest occupancy in the Draft Ordinance should be adopted. [**Maximum Overnight Occupancy** Section 22.30.510(b)(iv); **Maximum Number of Guests and Daytime Visitors** Section 22.30.510(b)(v)]
4. We are concerned that enforcement protocols may not be adequate. Enforcement protocols should not be weakened and we support tightening the enforcement procedures.
5. On-site parking must be confined to graveled areas designated for parking. The areas must be free of vegetation and of a size to accommodate the maximum number of vehicles that might be on site at any time. [**On-Site Parking** Section 22.30.510(b)(ix)]
6. The Ordinance should require that each property have its address easily visible from the street and that driveway right-of-way ingress, and line of sight in both directions at the street be sufficient to minimize the potential for accidents when entering and leaving the property.

Yours truly,

Susan Harvey, President  
[info@northcountywatch.org](mailto:info@northcountywatch.org)

After reading the Adelaida Vacation Rental Ordinance draft I feel compelled to respond and offer my strong objections to this proposed legislation.

When considering any restrictions on citizens' freedoms and their property rights, one would expect the first order of business would be to demonstrate that there was a demonstrated and defined issue that would support governmental interference.

As to purpose, the ordinance states there are potential issues such as limited infrastructure, narrow roadways, challenged fire services etc. Yes, that is true, yet similar and even identical statements can be made throughout the county and indeed even throughout the country, yet this proposal confines itself to the Adelaida area. Why?

It doesn't take a rocket scientist to know that this ordinance confines itself to vacation rentals when it is obvious that wineries have far more impact on the issues mentioned than vacation rentals. Indeed wineries and vineyards have a major impact on our environment – like water. Why are they specifically excluded from being included in this draft which allegedly is concerned with “limited infrastructure, narrow roadways, challenged fire service and topography that magnifies noise and light issues”. Why

Before impinging on citizen rights, however, one would think the very first step would be to demonstrate that there is actually a problem that needs amelioration. What studies have been done in each of the areas noted in the **1. Purpose**. And if studies do support problems, what are the sources? Would investigation support the conclusion that setting such severe restrictions on vacation rentals would actually resolve any uncovered issues. Indeed, what evidence is there that vacation rentals have any impact on those concerns that are mentioned under **“Purpose”**.

I am aware that there is a vocal opposition in the Adelaida area to vacation rentals. I have heard them and even tried unsuccessfully discussing the issues with them but the county needs to determine what

is in the best interests of the county and its diverse citizenry and not just a small group pushing their own narrow views

Besides privacy rights, besides the likelihood that adopting this ordinance would have little positive effect, it would certainly have significant negative effects on peoples incomes, business incomes, on tax revenue and being a favored tourist destination. If there are significant issues let's identify them and determine the appropriate means of resolving them. Jumping in with an ordinance at this time is premature and is likely to resolve little, create more hostility to inappropriate government interference and increase government oversight and expenditures.

Sincerely,

Ronald Field  
3015 Willow Creek Rd  
Paso Robles, Ca. 93446

redondoron@yahoo.com



Department of Planning and Building  
San Luis Obispo County Government Center  
San Luis Obispo, CA 93408.  
Attention: Airlin M. Singewald [asingewald@co.slo.ca.us](mailto:asingewald@co.slo.ca.us)  
August 23, 2016

Re: Public Review Draft Adelaida/Willow Creek Vacation Rental Ordinance

Dear Mr. Singewald,

The Santa Lucia Chapter of the Sierra Club offers the following comments on the Public Review Draft Adelaida/Willow Creek Vacation Rental Ordinance.

Section 22.30.510(b)(iii) **Temporary Events** allows for a process for obtaining a permit to hold events at a vacation rental. No events should be allowed at vacation rentals. While we support some level of events associated with active agriculture, vacation rentals are not an appropriate venue for events. There is a material difference between having an ag operation planning and overseeing events and events planned and carried out by transient populations that utilize vacation rentals.

Permanent ag operation have a sizeable investment in the success of their ag operations and an investment in the welfare of the community. A transient population utilizing a vacation rental for an event has no such investment in the land or the community.

Section 22.30.510(b)(i) **Purpose** states, the Adelaida area has limited infrastructure, narrow roadways, challenged fire service. The entire ordinance area has very high fire risk. The disastrous Chimney Fire directly adjacent to the proposed ordinance area sadly offers a graphic example of why temporary events should be banned at vacation rental sites. It would be impossible for events at a vacation rental to have acceptable oversight to mitigate fire danger in the high fire danger area with "challenged fire service, narrow roadways, limited infrastructure".

The ordinance should specifically ban **Temporary Events**.

**Maximum Overnight Occupancy** Section 22.30.510(b)(iv) and **Maximum Number of Guests and Daytime Visitors** Section 22.30.510(b)(v) are acceptable levels and should be adopted in final ordinance language. Occupancy levels must be enforced.

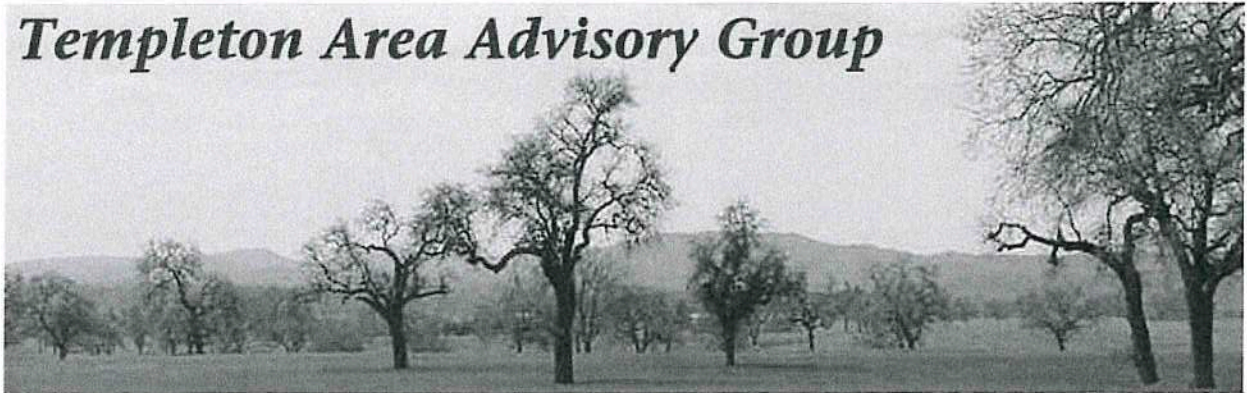
**On-Site Parking** Section 22.30.510(b)(ix) must require vegetation free, graveled parking areas that are adequate to accommodate the maximum number of vehicles likely to be on the property, including daytime guest parking.

Thank you for your consideration of our comments.

A handwritten signature in dark ink, appearing to read "SAH", followed by a long, horizontal, wavy line that extends to the right.

Susan Harvey, Chairwoman  
Conservation Committee, Santa Lucia Chapter

## *Templeton Area Advisory Group*



August 22, 2016

To: San Luis Obispo County Board of Supervisors and Planning Commission

From: Sarah Maggelet, Acting Chairperson

Subject: Templeton Area Advisory Group (TAAG) Recommendation on Adelaida Vacation Rental Ordinance

At the August 18, 2016 meeting, the Adelaida Vacation Rental Ordinance was presented by the Planning Department to the TAAG. After taking public questions and testimony, the Group voted 7-0 to recommend approval of the ordinance as presented by staff. A copy of the ordinance is attached.

Respectfully,

A handwritten signature in blue ink, appearing to be 'S. Maggelet', with a long horizontal line extending to the right.

Sarah Maggelet

Acting Chairperson

Templeton Area Advisory Group (TAAG)

PO Box 1135

Templeton CA 93465

## ***Willow Creek Preservation Group***

August 31, 2016

To: Airlin M. Singewald vai asingewald@co.slo.ca. us

From: Willow Creek Preservation Group (WCPG)

Subject: Public Review Draft Comments: Adelaida Vacation Rental Ordinance

WCPG wants to thank the Board of Supervisors for allowing the issue of vacation rentals to go forward through the review process. Additionally, we want to thank planning staff for their time and expertise in writing the draft ordinance and sending it out for review.

The ordinance is well crafted and has provisions such as location, maximum overnight occupancy and maximum number of guests and daytime visitors that gives the residents of the Adelaida/Willow Creek area confidence that vacation rentals will have a lesser impact on our agricultural way of life. These provisions are important for our area. We have seen homes purchased for the purpose of vacation rentals. This trend can destroy our neighborhoods and push out agricultural. The proliferation of vacation rentals can also impact work force housing, pushing out those who have rented in our area.

WCPG has the following comments:

- 22.30.510(b)(iii) should be modified to prohibit temporary events under any conditions due to inadequate infrastructure, noise and light concerns, and extreme fire issues. Allowing events at vacation rentals increases the likelihood for purchase of properties exclusively for vacation rentals which diminishes our neighborhoods and agricultural.
- 22.30.510(b)(iii) should be modified to require that vacation rentals holding temporary events shall request the required land use permit within six (6) months of the effective date.

Thank you for giving WCPG the opportunity to comment and for your good work on this ordinance.

Sincerely,

Willow Creek Preservation Group

After reading the Adelaida Vacation Rental Ordinance draft I feel compelled to respond and offer my strong objections to this proposed legislation.

When considering any restrictions on citizens' freedoms and their property rights, one would expect the first order of business would be to demonstrate that there was a demonstrated and defined issue that would support governmental interference.

As to purpose, the ordinance states there are potential issues such as limited infrastructure, narrow roadways, challenged fire services etc. Yes, that is true, yet similar and even identical statements can be made throughout the county and indeed even throughout the country, yet this proposal confines itself to the Adelaida area. Why?

It doesn't take a rocket scientist to know that this ordinance confines itself to vacation rentals when it is obvious that wineries have far more impact on the issues mentioned than vacation rentals. Indeed wineries and vineyards have a major impact on our environment – like water. Why are they specifically excluded from being included in this draft which allegedly is concerned with “limited infrastructure, narrow roadways, challenged fire service and topography that magnifies noise and light issues”. Why

Before impinging on citizen rights, however, one would think the very first step would be to demonstrate that there is actually a problem that needs amelioration. What studies have been done in each of the areas noted in the **1. Purpose**. And if studies do support problems, what are the sources? Would investigation support the conclusion that setting such severe restrictions on vacation rentals would actually resolve any uncovered issues. Indeed, what evidence is there that vacation rentals have any impact on those concerns that are mentioned under **“Purpose”**.

I am aware that there is a vocal opposition in the Adelaida area to vacation rentals. I have heard them and even tried unsuccessfully discussing the issues with them but the county needs to determine what

is in the best interests of the county and its diverse citizenry and not just a small group pushing their own narrow views

Besides privacy rights, besides the likelihood that adopting this ordinance would have little positive effect, it would certainly have significant negative effects on peoples incomes, business revenues (hotels, restaurants etc.), on tax revenue and being a favored tourist destination. If there are significant issues let's identify them and determine the appropriate means of resolving them. Jumping in with an ordinance at this time is premature and is likely to resolve little, create more hostility to inappropriate government interference and increase government oversight and expenditures.

Sincerely,

Ronald Field  
3015 Willow Creek Rd  
Paso Robles, Ca. 93446

redondoron@yahoo.com





August 24, 2016

Mr. Airlin Singewald, Planner  
San Luis Obispo County  
Department of Planning and Building  
976 Osos Street, Room 300  
San Luis Obispo, CA 93408

Re: Adelaida Vacation Rental Ordinance – Public Review Draft

Dear Mr. Singewald:

On August 23, 2016, the San Luis Obispo County Farm Bureau Board of Directors voted to submit the following recommendations/comments to you and your department regarding the Adelaida Vacation Rental Ordinance:

- 1) In Subsection b (vi), Farm Bureau recommends deleting "... and the owner must occupy one of the units as his or her primary residence as required by Section 22.30.470 (Residential – Secondary Dwellings)". This would become an issue when perhaps a ranch manager or caretaker resides on the property (not the owner). Additionally, some agriculturists' operations are located on more than one property, and the property owner does not reside on the same property as the proposed vacation rental.
- 2) In Subsection b (ii), Farm Bureau recommends changing the proposed 1,500' radius of the property line to 50'. The Draft Ordinance pertains solely to vacation rentals, with strict guidelines much the same as motels and other lodging. Vacation rentals that wish to conduct temporary events are still bound by the county's Temporary Events Ordinance (Section 22.30.610).
- 3) Farm Bureau also recommend that language be added to the Draft Ordinance, which allows vacation rentals to operate on properties under the Williamson Act (contingent upon the outcome of the APRC's meeting on September 12, 2016 with regard to whether or not vacation rentals should be allowed on Williamson Act properties).

Thank you in advance for your consideration of the above recommendations. If you should have any questions, please feel free to call either of our government affairs specialists – Joy Fitzhugh or James Green.

Best Regards,

A handwritten signature in black ink, appearing to read "Dan Sutton".

Dan Sutton, President

August 24, 2016

To: Airlin M. Singewald via [asingewald@co.slo.ca.us](mailto:asingewald@co.slo.ca.us)  
From: Alice G. Griselle  
Subject: Comments on Adelaida Vacation Rental Ordinance – Public Review Draft

Staff did a great job on drafting the ordinance and in a timely manner.

I have but one request. The request is to remove any possibility of allowing temporary events at a vacation rental. Temporary events should not be allowed at vacation rentals for the following reasons:

1. In the Adelaida/Willow Creek area, we have 51 wineries, 10 bed and breakfast inns and according to our estimates 27 vacation rentals (2 have events). Additionally, single family homes are allowed to apply for temporary events. This literally allows every parcel, which is approximately 650, to have temporary events. The reality is that temporary events have been approved in the Adelaida for weddings, parties, and other gatherings for over 200 people and many exist without meeting the conditions of their minor use permits. Code enforcement is understaffed to deal with the existing venues approved for events. To add the potential for additional events will have negative consequences as there is not enough staff to enforce the conditions of the existing minor use permits.
2. The infrastructure to support these events is not present in the Adelaida/Willow Creek area. We have narrow winding roads with no shoulders. Roads vary from 9' to 25' wide and share pavement with vehicles, motorcycles, buses, vans, farm equipment, pedestrians, and bicyclists. Creating more traffic by allowing events at vacation rentals is unsafe and unwise.
3. The fact is that when assessing the fire risk, we found that we are in an extreme hazard area with a 20 minute or more response time. Cal Fire's concern for requests for more development in the Adelaida area are and I quote: "The cumulative effects of intensified commercial operation and special events within areas such as this, continues to place significant challenges upon the ability of Cal Fire/County Fire to provide efficient and effective emergency services within rural areas". Before we allow the potential for events at vacation rentals, we need to have adequate fire resources in place. Fire is a real threat as evidenced by the Chimney Fire.
4. The Coastal Vacation ordinance does not allow events. One reason is noise. In the Adelaida/Willow Creek area noise is just as much a concern. The noise is magnified in

the rural areas where ambient noise levels are low and hills and valleys project and echo sounds.

5. The Paso Robles area currently has idle capacity for existing venues. It makes good economic sense to support the wineries, hotels, and restaurants that have obtained the appropriate spaces to support events. Let's not take business away from those venues that have invested money to hold events.

The larger issue is that we live in an agriculturally designated area both in the General Plan and the Zoning Ordinance. We have wineries with events, bed and breakfast and homes that are allowed events, and now we are allowing vacation rentals the possibility to have events. To allow for the potential for every parcel in the Adelaida/Willow Creek area to have public events is not good land use planning and unfair to the existing event venues and the agricultural community.

Thank you for soliciting comments from the public.